

FINANCE COMMITTEE

Minutes

September 8, 2014

A meeting of the Finance Committee was held on Monday, September 8, 2014 in conjunction with the Sewer and Water Commissioners at the Delaney Water Treatment Plant , 1303 Washington Street, with the following Finance Committee Members present: D. Bruce, J. Denneen, C. Lane, J. Burke, M. Trudell, S. Lawson, D. Crowley, P. Hinton, A. Healy, and T. Williams. Absent were: J. Lowre, S. Ahmed, M. Iwanowicz, and J. McDermott, Sewer and Water Commissioners, J. Spillane, P. Fasanello, K. Fettig, R. Turner and D Sullivan. and Sewer and Water Superintendent R. Mattson, Interim Town Administrator, Finance Director M. Thompson, Town Accountant J. Cuneo. Residents present were: W. Hamilton, J. Moraski and S. Ober

7:30 p.m. – Meeting called to order by Finance Committee Chairman D. Bruce of the Finance Committee Members present:

October 20, 2014 Fall Annual Town Meeting

The purpose of the meeting was to open discussion on Sewer and Water Articles, Article 18, Purchase of Sharon Country Day, Article 19, I & I Program, Articles 20, removal of PCB and lead contaminated soils from the High Plain Street tank located at 193 High Plain Street .

Article 18 – Property consists of 24.7 acres, purchase price of \$4,500,000 and is located in Area 1 of the Town's aquifer, which is the most critical area and within 400 ft of the radius that is determined by DEP. Property is located at 600 ft from the well. Funding would be born by the rate payers in a 20 year bond, with the average tax payer paying \$70 annually on their water bill. This would represent a 12 to 14% increase the first year. The use of retained earnings for part of the purchase was questioned, but other uses for these funds are planned by the Commissioners for some long term projects. As this is being paid for through rates, it does not require a Prop. 2 ½ override. This is a good opportunity for the town to purchase the property for protection of the Town's water supply. Property also abuts the Town Forest. This well has been previously been contaminated (Metal Bellows) If purchased by the Sewer and Water Commissioners it would be under the control of the Commissioners'.

Property also consists of 28 cottages, athletic fields and a three acre pond. Concerns were expressed the cottages becoming a liability and hazardous. They might possibly need to be taken down. This issued could be addressed after Town Meeting, if the Town purchases the property. There needs to be defined what can and cannot be done on the property. Residents would want more than walking trails on the property. Lifeguards would have to be on duty if the pond is used for swimming. There doesn't

seem to be any issues with the camp over the years. If the Town is to use the fields for athletics, there would be pressure to fertilize them which is not allowed in the aquifer. Residents would need to be provided a breakdown on what is allowed on property. This is being reviewed by DEP. Property is a natural resource.

J. Johnson spoke to working with counsel on this proposed purchase. DEP prefers that the property not be used for recreation.

Proposed purchase would be by the Sewer and Water Commissioners and would be paid by the water rate payers over a 20 year period. Purchase of property is coming at a time which is in conflict with the proposed facilities plan. It is felt that due to the costs, residents would not support both projects. Selectmen have not discussed this purchase with the Sewer and Water Commissioners. Property will be open for visits by the residents on the following dates to look at the property: September 27, 2014 from 10:00 to 11:00 a.m., October 7, from 4:00 p.m. – 5:00 p.m. and October 18, 2014 from 11:00 to 12:00 a.m.

Article would have to be approved by Town Meeting by a 2/3 vote. The issue of taking the property by eminent domain was discussed, but this would not be feasible due to legal costs could be as much as the purchase price.

If property is purchased by a developer there is a potential of a 40-B development, or another developer for single family homes. It is not anticipated that it could be apartments due to being in the aquifer. Owners of property have been offered more money for the parcel but would prefer that it be purchased by the Town. The possibility of leasing this property to be used as a camp was mentioned and once acquired by the Sewer and Water Commissioners, could be looked at.

June balance for retained earnings, for water is \$988,031 and \$2,066,500 for sewer.

Article 20 – PCB Removal/193 High Plain Street

Funds being requested to do samples and investigation to remove, and legally dispose of the PCB lead contaminated soils from the former High Plain Street tank (193 High Plain Street). Containments will have to be disposed of an approved DEP site. Origin of the PCB's is unknown but the Town is responsible for the removal. J. Johnson spoke to the Town attempting to put this through the insurance company, but they were not interested. Estimated cost to do this is \$125,000 to \$400,000. Exact number should be available prior to the Finance Committee going to press.

Article 19 - Sewer System Inflow & Infiltration

\$336,050 for Phase VIII and Phase IX of the infiltration and inflow removal program for the Town's sewer system. Phase 10 is not being addressed yet, but might be put forth

next fall. \$1,000,000 in project have been identified. If the Town does nothing with these removals, could lead to a surcharge by the MWRA.

Adjourn:

MOTION MADE by Mark Trudell, Seconded by J. Denneen to adjourn the meeting at 9:00 p.m., Motion Passed (10-0-0) (10 voting)

Respectfully submitted,

Clare P. Abril
Clerk